



**Opportunity Black Isle**  
Your place, your future

# **DRAFT OUTLINE PLAN**

**28 August 2023**



**Draft for review**

**Outline of full plan**

# 1 INTRODUCTION

## 2 VISION

## 3 CALLS FOR ACTION



COMMUNITY  
INFRASTRUCTURE



THINK GLOBAL,  
ACT LOCAL



GETTING  
ABOUT



AFFORDABLE  
HOMES

## 4 MAKING IT HAPPEN



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**1 INTRODUCTION**

# 1.1 INTRODUCTION

## **Purpose / scope of plan**

Community agenda / manifesto

Black Isle wide

Strategic rather than detailed

Inform decision-making

Evidence to support funding bids

Focus on outcomes and calls-to-action

Collaborative partnership of community  
action & public services

# 1.2 INTRODUCTION

## Other key messages

Need to do the whole package, not just pick off 1 or 2 projects

Long term ambitions & quick wins

Depends on reallocation of budgets not just more money

Builds on what's already happening

Preparing the plan has been facilitated by BIP, funded by the Highland Council, led by the community

# 1.3 INTRODUCTION



# 1.4 INTRODUCTION

## Audiences



- Local community
- Community Councils
- The Highland Council
- Community Planning Partners
- Green Freeport
- Scottish Government
- National agencies
- Investors

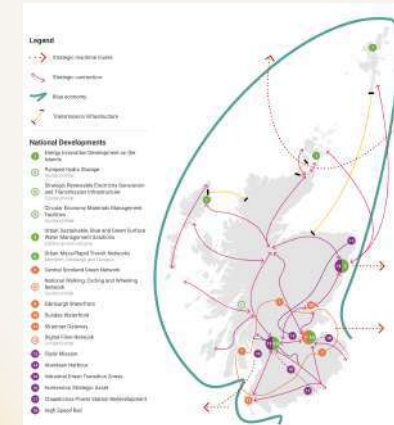


# 1.5 INTRODUCTION

## Strategic context



National Performance Framework



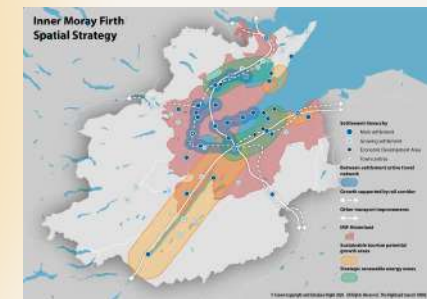
NPF4



Highland Outcome Improvement Plan



Highland Regional Spatial Strategy



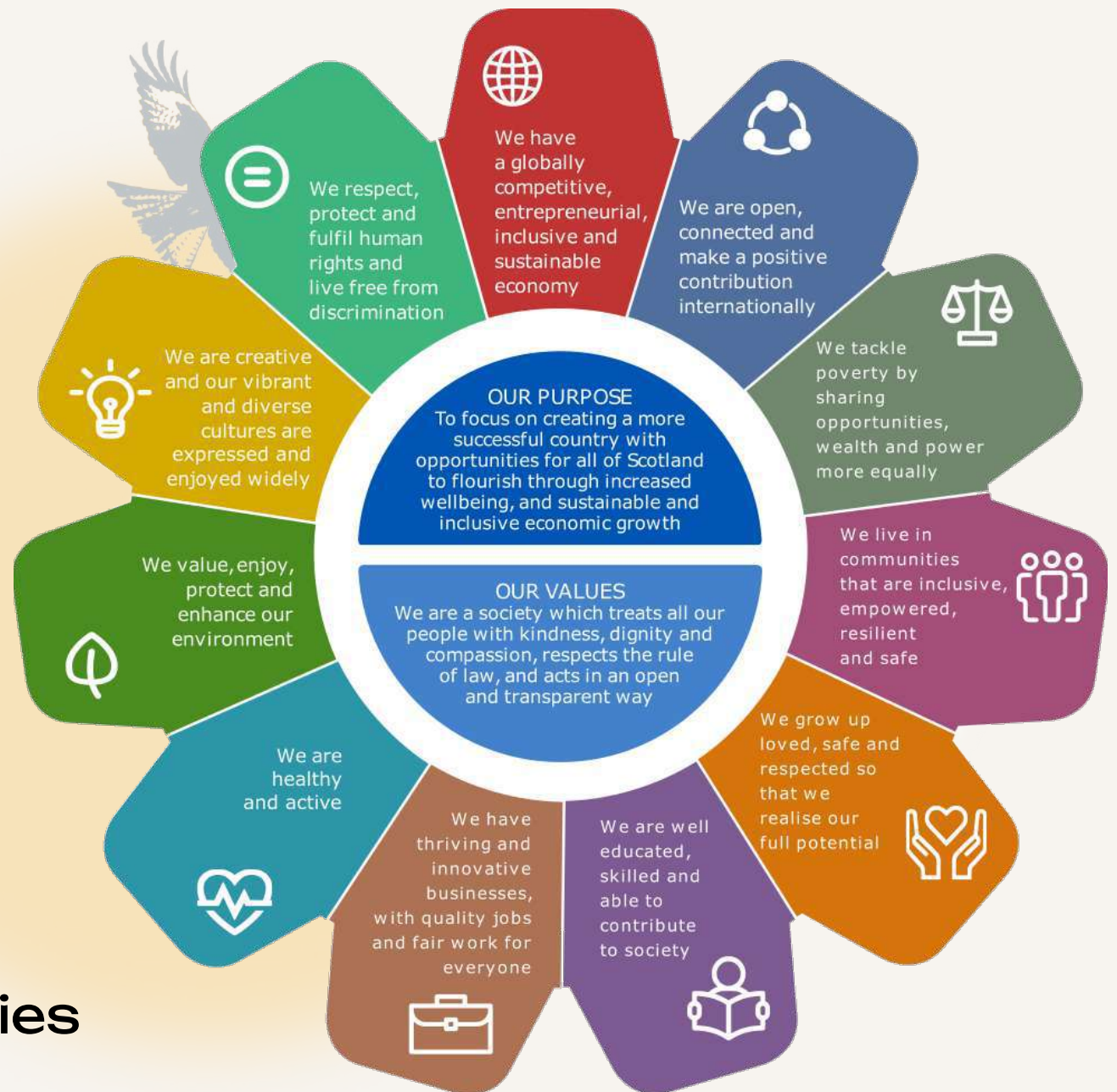
Inner Moray Firth LDP

# 1.6 INTRODUCTION

## National Performance Framework

### Key outcomes

- Environment
- Healthy & active
- Culture
- Jobs
- Equality & inclusion
- Educated & skilled
- Safe & respected
- Resilient communities



# 1.7 INTRODUCTION

## National Planning Framework 4

Spatial principles	Spatial planning priorities
<ul style="list-style-type: none"><li>• <b>Just transition</b></li><li>• Conserving &amp; recycling assets</li><li>• <b>Local living</b></li><li>• <b>Compact urban growth</b></li><li>• Rebalanced development</li><li>• <b>Rural revitalisation</b></li></ul>	<ul style="list-style-type: none"><li>• Enhanced nature network</li><li>• Active travel networks</li><li>• Resilient transport connectivity</li><li>• Local Living / 20 Minute Neighbourhoods</li><li>• Community hubs</li><li>• Affordable housing, especially for younger &amp; older people</li><li>• Align terrestrial &amp; marine planning</li><li>• Tourism infrastructure</li></ul>

# 1.8 INTRODUCTION

## Community engagement

- 3 stages of activities, constant review to ensure it is community-led
- Outline scale of response
- Include summary outputs in the body of the plan & appendices
- Link to online database of full outputs

## Research

- Data on population, economy etc
- Understanding current initiatives



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**2 VISION**

# 2.1 VISION

## Key national priorities



### CLIMATE CHANGE

Net zero  
Habitat restoration

### HEALTH & WELLBEING

Healthy lifestyles  
Active communities  
Access to health & social care

### SUSTAINABLE COMMUNITIES

Local Living  
Inclusive economic growth  
Sustainable demographics

# 2.2 VISION

National Priorities	Community Priorities			
	 COMMUNITY INFRASTRUCTURE	 THINK GLOBAL, ACT LOCAL	 GETTING ABOUT	 AFFORDABLE HOMES
CLIMATE CHANGE				
HEALTH & WELLBEING				
SUSTAINABLE COMMUNITIES				

## 2.3 VISION

### **Resetting the relationship**

- Give the community influence and understanding over their future
- Empower community as active partner, creating pride, responsibility and challenging any sense of entitlement
- Create more trust and collaboration between community and authorities
- Equitable and smoother delivery of services and investment





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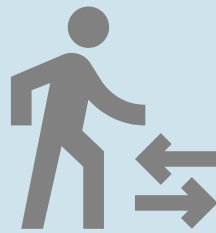
**3 CALLS FOR ACTION**



# COMMUNITY INFRASTRUCTURE



THINK GLOBAL, ACT LOCAL



GETTING ABOUT



AFFORDABLE HOMES

# 3.1 CALLS FOR ACTION



## COMMUNITY INFRASTRUCTURE

**The outcome we need...**

Community facilities & services are fit for purpose, including:

- Education & training
- Police presence
- Health & social care
- Disability provision
- Recreation & play
- Community activity
- Internet access
- Countryside access
- Visitor facilities

## 3.1 CALLS FOR ACTION



### COMMUNITY INFRASTRUCTURE

**Because...**

Our 'community infrastructure' has simply not kept up with our growing population, more visitors, modern standards and the ravages of time.

Examples include schools, visitor hotspots, police presence, care for older people, broadband and play facilities.

# 3.1 CALLS FOR ACTION



## COMMUNITY INFRASTRUCTURE

### Community facilities on the Black Isle

food shop

secondary school

primary school

pre-school

GP surgery

pharmacy

dentist

optician

vet

care home

community building

arts centre

leisure centre

play area

post office

police

20 minutes walk from food shop  
 20 minutes cycle from food shop

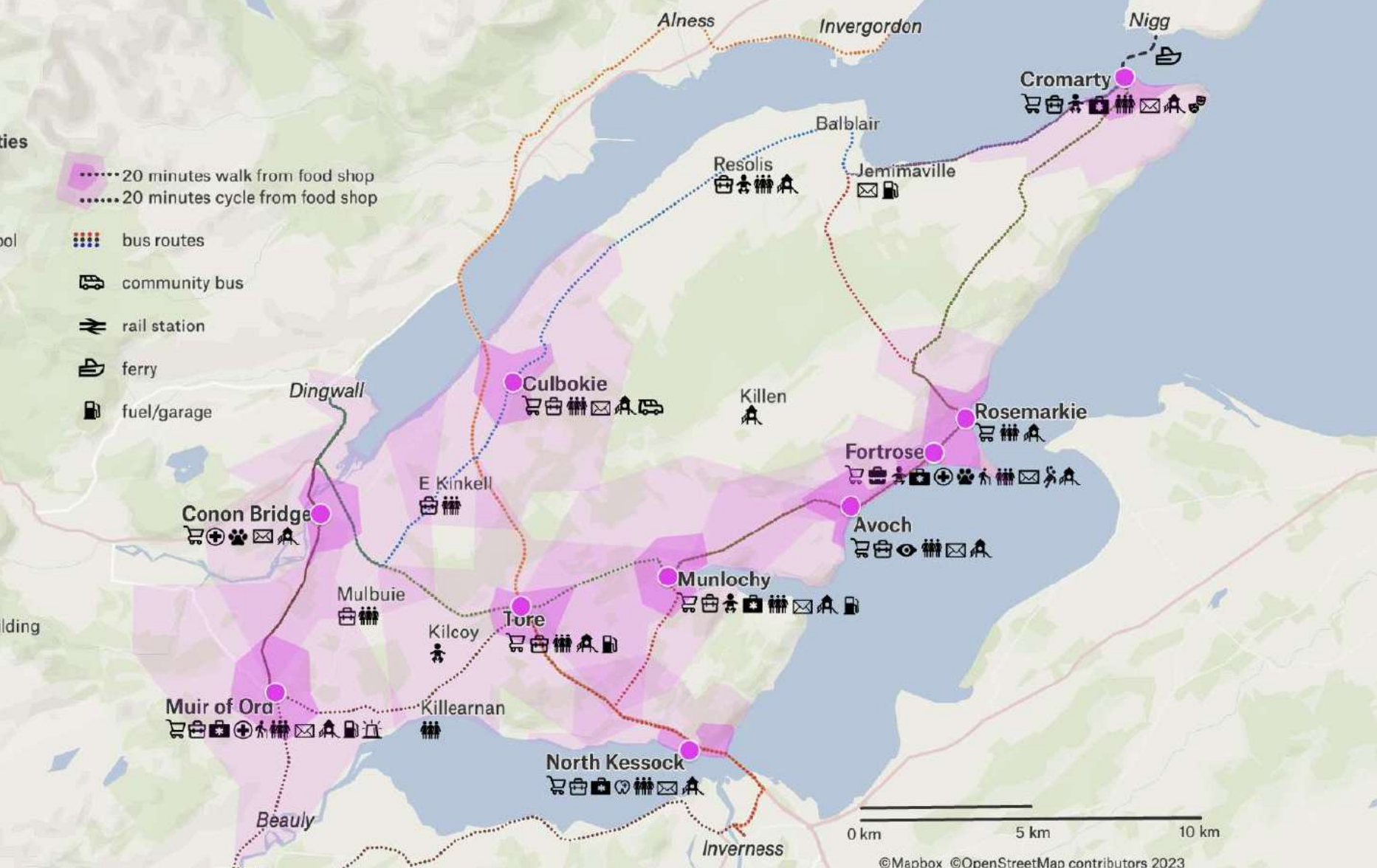
bus routes

community bus

rail station

ferry

fuel/garage



# 3.1 CALLS FOR ACTION



## COMMUNITY INFRASTRUCTURE

### What's already happening

A sample...

Black Isle Cares | Cromarty Care Project |  
Cromarty Arts Trust | Fortrose 4G pitch |  
Fortrose community hub (ROGS) |  
Rosemarkie Amenities Association |  
Cromarty campsite | Culbokie village green |  
hall refurbishments in Tore, Culbokie  
& North Kessock (work in progress) |  
Avoch & Rosemarkie toilets | repair cafes

...what else would you add?

# 3.1 CALLS FOR ACTION



## COMMUNITY INFRASTRUCTURE

### Community priorities

#### 1. Leisure & recreation

- Access to swimming pool, all-weather pitches
- Maintain/develop local children's and teens' play facilities (playparks, pump track etc)

#### 2. Public services & utilities

- Investment in school estate
- Access to local care for older people
- Better facilities and services for disabled people
- Police presence
- Good quality broadband

# 3.1 CALLS FOR ACTION



## COMMUNITY INFRASTRUCTURE

### Community priorities

#### 3. Community hubs & activities

- Maintain network of hubs across the Black Isle
- Use for leisure activities (with Black Isle Leisure Centre), public services such as health and police, homeworker bases, visitor facilities (e.g. motorhome waste disposal)

#### 4. Information sharing

- Develop an information gathering & sharing point for Black Isle residents & organisations
- Online calendar & physical point of contact
- Open data on educational attainment, school roll projections etc



# 3.1 CALLS FOR ACTION



## COMMUNITY INFRASTRUCTURE

### Possible starting points?

- ✔ Review & upgrade school facilities in Fortrose, Avoch & Munlochy
- ✔ Develop Black Isle community calendar
- ✔ Support local care & arts organisations
- ✔ Develop community hubs in Fortrose & Tore
- ✔ Review Leisure Centre / community hubs activities & facilities
- ✔ Develop artificial pitch in Fortrose
- ✔ Ensure access to swimming lessons
- ✔ Playpark improvements



**COMMUNITY INFRASTRUCTURE**



**THINK GLOBAL, ACT LOCAL**



**GETTING ABOUT**



**AFFORDABLE HOMES**

## 3.2 **CALLS FOR ACTION**



**THINK GLOBAL, ACT LOCAL**

**The outcome we need...**

**We are a zero carbon, resilient and sustainable community who respect our marine and land biodiversity**

## 3.2 **CALLS FOR ACTION**



### **THINK GLOBAL, ACT LOCAL**

**Because...**

We need to take action locally to conserve our internationally valuable habitats & play our part in tackling climate change

# 3.2 CALLS FOR ACTION



## THINK GLOBAL, ACT LOCAL



**Internationally protected habitats**

- Special Protection Areas (birds)
- Special Areas of Conservation (habitats, other species)
- covered by both SPA & SAC

**Nationally protected habitats**

- Sites of Special Scientific Interest (land & marine)
- Geological Conservation Review Sites
- Native Woodland

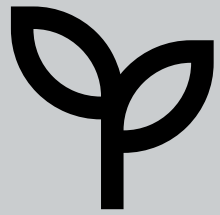
**Regionally protected habitats**

- Special Landscape Areas

0 km 5 km 10 km

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## 3.2 CALLS FOR ACTION



### THINK GLOBAL, ACT LOCAL

What's already happening

A sample...



Chanonry Point Action Plan  
Black Isle Sustainable Tourism Plan  
Black Isle Tourism | Highland-wide visitor levy  
Coastal Park or Biosphere  
'Sea the Value' environmental baseline  
Farmer clusters | 'Feast' local food retailing  
'Flourish' environmental education

...what else would you add?

## 3.2 CALLS FOR ACTION



### **THINK GLOBAL, ACT LOCAL** **Community priorities**

#### **1. Marine & land habitat management**

- Habitat regeneration with land & marine managers e.g. Farm Cluster, Coastal Biosphere, Sea the Value

#### **2. Visitor strategy**

- Implement Chanonry Point Local Action Plan to improve visitor infrastructure & management
- Implement Black Isle Sustainable Tourism Plan to lengthen stays, extend the season & increase spend
- Build capacity of Black Isle Tourism as locally-led Destination Management Organisation to implement the Plan
- Engage with & influence Highland visitor levy

## 3.2 CALLS FOR ACTION



### THINK GLOBAL, ACT LOCAL

#### Community priorities

#### 3. Sustainable local living

- 'Feast' local food growing/retailing initiative
- 'Flourish' local food growing/education initiative
- Community gardens

#### 4. Culture & heritage

- Sign & improve rural path networks - e.g. Black Isle Way, Black Isle Wildlife Trail, Cairns Trail
- Explore pan-Black Isle heritage/cultural centre as hub for visitors & residents



## 3.2 CALLS FOR ACTION



**THINK GLOBAL, ACT LOCAL**

**Possible starting points?**

- ☑ Progress the initiatives on previous 2 slides



**COMMUNITY INFRASTRUCTURE**



**THINK GLOBAL, ACT LOCAL**



**GETTING ABOUT**



**AFFORDABLE HOMES**

## 3.3 CALLS FOR ACTION



### GETTING ABOUT

**The outcome we need...**

It is safe, convenient & affordable for everyone to move around within our villages, the Black Isle and to nearby towns without a car - by walking, cycling and public or community transport.

## 3.3 CALLS FOR ACTION



### GETTING ABOUT

#### Because...

Without a car, accessing jobs, services & facilities is difficult. Buses are scant. Walking & cycling is often unsafe within and between villages.

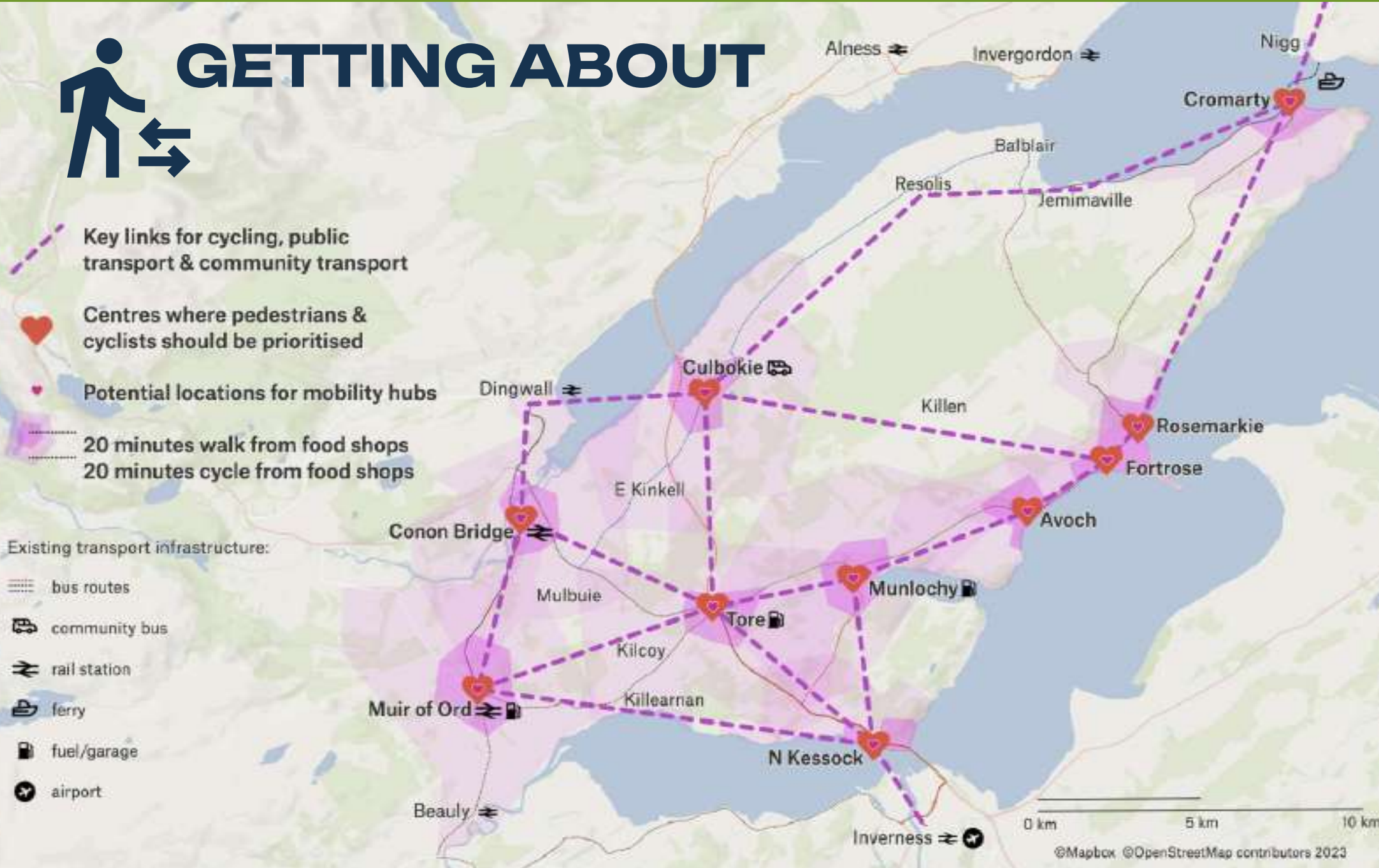
Those who cannot drive are excluded.

There is little incentive for anybody to travel more sustainably.

# 3.3 CALLS FOR ACTION



## GETTING ABOUT



## 3.3 CALLS FOR ACTION



### GETTING ABOUT

What's already happening



A sample...

Ferintosh Wee Bus  
20mph speed limits in villages  
Fortrose & Rosemarkie community car scheme  
Avoch-Munlochy cycle route

...what else would you add?

## 3.3 CALLS FOR ACTION



### GETTING ABOUT

### Community priorities

1. **Extend integrated community transport across the Black Isle & the Firths**, building on the Wee Bus model of reallocating public transport funding
2. **Safe walking & cycling within villages**, priorities being less mobile people, buggies/mobility scooters, school access, Tore & Fortrose
3. **Safe cycling routes** between villages & across the Firths, particularly Rosemarkie-Avoch-Munlochy
4. **Develop mobility hubs** to transfer between active travel, public/community transport and electric vehicles

## 3.3 CALLS FOR ACTION



### GETTING ABOUT

#### Possible starting points?

- ✔ Prepare *Black Isle* public / community transport plan for funding bid
- ✔ Prepare *Black Isle Active Travel Strategy* / mobility hubs funding bid
- ✔ Use this plan to inform review of *Highland Local Transport Strategy*

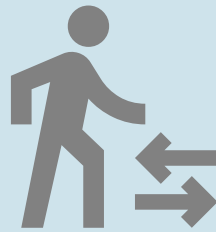




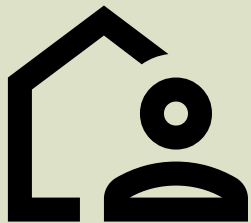
**COMMUNITY INFRASTRUCTURE**



**THINK GLOBAL, ACT LOCAL**



**GETTING ABOUT**



**AFFORDABLE HOMES**

## 3.4 **CALLS FOR ACTION**



### **AFFORDABLE HOMES**

**The outcome we need...**

Local residents and workers, particularly younger people and working families, can afford good quality homes on the *Black Isle*.

## 3.4 CALLS FOR ACTION



### **AFFORDABLE HOMES**

**Because...**

Our communities are ageing, with implications for school rolls, businesses & public services.

Increasing prices & a lack of good quality, smaller, affordable homes make it difficult for young people, key workers & people on lower incomes to stay on the *Black Isle*.

# 3.4 CALLS FOR ACTION



## AFFORDABLE HOMES

♥ Focus for small-scale affordable homes for local need and associated infrastructure & services

..... 20 minutes walk from food shops  
..... 20 minutes cycle from food shops



## 3.4 **CALLS FOR ACTION**



### **AFFORDABLE HOMES**

#### **What's already happening**



**A sample...**

**Affordable homes at Culbokie built by Cairn Housing Association with community input**

**...what else would you add?**

## 3.4 CALLS FOR ACTION



### AFFORDABLE HOMES

#### Community priorities

##### 1. New homes

- Planning policy should ensure all new homes are genuinely affordable and for local occupation
- Plots should be identified for small numbers of those homes in all villages, with necessary supporting infrastructure & facilities
- Build more genuinely affordable homes for local occupation: mixed tenures (rental, shared equity, purchase), to remain affordable and available in perpetuity (e.g. Rural Housing Burden)

# 3.4 CALLS FOR ACTION



## AFFORDABLE HOMES

### Community priorities

#### 2. Existing housing

- Promote financial assistance to upgrade homes on lower Council Tax bands to higher EPC ratings
- Control change of use to second homes and short-term lets
- Increase tax on second homes and short-term lets so it is a genuine deterrent
- Extend Council open market purchase scheme
- Amend waiting list criteria for social housing

## 3.4 CALLS FOR ACTION



### **AFFORDABLE HOMES**

#### **Community priorities**

- Voluntary 'Fair Chance' scheme sale to locals first
- Explore local authority mortgages for key workers  
Step up national and local efforts to re-use empty property
- Extend Council open market purchase scheme
- Explore local authority mortgages for key workers and local people



## 3.4 CALLS FOR ACTION



### AFFORDABLE HOMES

#### Possible starting points?

- ✔ Commission a Housing Needs Study to provide evidence to funders & decision makers about what housing is needed and where.
- ✔ Offer the *Black Isle* as a pilot location to trial a package of possible policy and investment actions.



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## 4 **MAKING IT HAPPEN**

# 4.1 MAKING IT HAPPEN

**Needs  
everyone to  
work as one**

## National

UK government  
Scottish Government  
Transport Scotland  
Forestry & Land Scotland  
National bodies like DTAS,  
Rural Housing Scotland etc

## Regional

Fire & Rescue  
Forestry & Land Scotland  
HIE  
Highland Council  
Highland TSI  
High Life Highland  
Hitrans  
Housing Associations  
NHS  
Police Scotland  
Schools

## COMMUNITY

## Local

Amenity Associations  
Black Isle Cares  
Black Isle Community Councils  
Black Isle Tourism  
Chanonry Point Advisory Group  
Cromarty Arts Trust  
Cromarty Cares  
Development Trusts  
Groam House Museum  
Regenerate Our Green Space  
Transition Black Isle  
businesses & landowners  
+ many others

## 4.2 MAKING IT HAPPEN

### **The Green Freeport**

Concern and uncertainty about impact

Driver of change and community investment

Maximise positive impact and mitigate negative impact

Open dialogue needed between community and Green Freeport

Nigg ferry | apprenticeships | training | jobs  
biotech | living wage | youth opportunities  
infrastructure transport | childcare | broadband  
housing | marine habitat restoration

## 4.3 **MAKING IT HAPPEN**

### **Needs people & money**

Funds, time, knowledge, expertise etc

All players will need resources & capacity

Not just about more money: the public sector should use the plan to influence budget decisions

Potential sources of funding:

Green Freeport | UK & Scottish government  
Council | Community Planning Partners  
HIE | NatureScot | Lottery | other funders  
visitor levy | developer contributions

## 4.4 MAKING IT HAPPEN

### **Needs governance & accountability**

**Accountability** to enable the community to monitor & review progress on delivering the plan

**Governance** to ensure the community stays in charge & manage how everyone works together

**Community champions** from the community, BICC & other local organisations

**Co-ordinating & communicating** day-to-day implementation of the plan

**Mainstreaming** to simplify & embed this collaborative approach across everybody, community & public sector

## 4.5 **MAKING IT HAPPEN**

### **What might that look like?**

**Endorsement of this plan** by the community, Black Isle Community Councils, The Highland Council & the Community Planning Partnership

**A steering group** of community champions to ensure the plan is delivered; it must be inclusive, representative, transparent & accountable

**A paid person** & possibly specialist support to do the legwork

**News updates & annual events** to publicly share, review & celebrate progress on delivering the plan, & agree steering group membership